

029.0

0004

0022.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
905,600 / 905,600
905,600 / 905,600
905,600 / 905,600APPRaised:
USE VALUE:
ASSESSED:

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		TUFTS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HEATH ZACHARY	
Owner 2: HEATH ZACHARY/ TRUSTEE	
Owner 3: MICHAEL R HEATH SUPPLEMENTAL N	
Street 1: 18 FERNWAY	
Street 2:	
Twn/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

OWNER 1	Unit #:
Owner 1: HEATH ZACHARY	
Owner 2: HEATH ZACHARY/ TRUSTEE	
Owner 3: MICHAEL R HEATH SUPPLEMENTAL N	

OWNER 2	Unit #:
Owner 1: HEATH ZACHARY	
Owner 2: HEATH ZACHARY/ TRUSTEE	
Owner 3: MICHAEL R HEATH SUPPLEMENTAL N	

OWNER 3	Unit #:
Owner 1: HEATH ZACHARY	
Owner 2: HEATH ZACHARY/ TRUSTEE	
Owner 3: MICHAEL R HEATH SUPPLEMENTAL N	

STREET 1	Unit #:
Street 1: 18 FERNWAY	
Street 2:	
Twn/City: WINCHESTER	

STREET 2	Unit #:
Twn/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	Unit #:
Owner 1: HEATH DONN R & VERONICA J -	
Owner 2: -	
Street 1: 18 FERNWAY	
Twn/City: WINCHESTER	

STREET 1	Unit #:
Town/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	Unit #:
Owner 1: HEATH DONN R & VERONICA J -	
Owner 2: -	
Street 1: 18 FERNWAY	
Twn/City: WINCHESTER	

STREET 2	Unit #:
Town/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	Unit #:
Owner 1: HEATH DONN R & VERONICA J -	
Owner 2: -	
Street 1: 18 FERNWAY	
Twn/City: WINCHESTER	

STREET 1	Unit #:
Town/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	Unit #:
Owner 1: HEATH DONN R & VERONICA J -	
Owner 2: -	
Street 1: 18 FERNWAY	
Twn/City: WINCHESTER	

STREET 2	Unit #:
Town/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	Unit #:
Owner 1: HEATH DONN R & VERONICA J -	
Owner 2: -	
Street 1: 18 FERNWAY	
Twn/City: WINCHESTER	

STREET 1	Unit #:
Town/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	Unit #:
Owner 1: HEATH DONN R & VERONICA J -	
Owner 2: -	
Street 1: 18 FERNWAY	
Twn/City: WINCHESTER	

STREET 2	Unit #:
Town/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	Unit #:
Owner 1: HEATH DONN R & VERONICA J -	
Owner 2: -	
Street 1: 18 FERNWAY	
Twn/City: WINCHESTER	

STREET 1	Unit #:
Town/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	Unit #:
Owner 1: HEATH DONN R & VERONICA J -	
Owner 2: -	
Street 1: 18 FERNWAY	
Twn/City: WINCHESTER	

STREET 2	Unit #:
Town/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	Unit #:
Owner 1: HEATH DONN R & VERONICA J -	
Owner 2: -	
Street 1: 18 FERNWAY	
Twn/City: WINCHESTER	

STREET 1	Unit #:
Town/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	Unit #:
Owner 1: HEATH DONN R & VERONICA J -	
Owner 2: -	
Street 1: 18 FERNWAY	
Twn/City: WINCHESTER	

STREET 2	Unit #:
Town/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	Unit #:
Owner 1: HEATH DONN R & VERONICA J -	
Owner 2: -	
Street 1: 18 FERNWAY	
Twn/City: WINCHESTER	

STREET 1	Unit #:
Town/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	Unit #:
Owner 1: HEATH DONN R & VERONICA J -	
Owner 2: -	
Street 1: 18 FERNWAY	
Twn/City: WINCHESTER	

STREET 2	Unit #:
Town/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	Unit #:
Owner 1: HEATH DONN R & VERONICA J -	
Owner 2: -	
Street 1: 18 FERNWAY	
Twn/City: WINCHESTER	

STREET 1	Unit #:
Town/City: WINCHESTER	
StProv: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	Unit #:
Owner 1: HEATH DONN R & VERONICA	

EXTERIOR INFORMATION

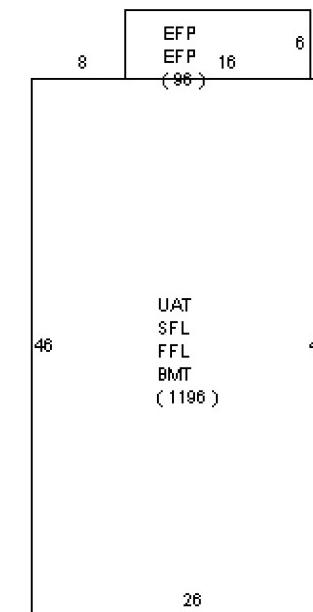
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	8 - Brick Veneer 10%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

--	--	--	--	--	--	--	--	--	--	--	--

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1938
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

BATH FEATURES

Kits:	2	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 12 BRS: 4 Baths: 2 HB: 1	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31	%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.08896315
Const Adj.:	0.98304033
Adj \$ / SQ:	181.984
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644182
Depreciation:	199696
Depreciated Total:	444486
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	444500
Val/Su SzAd:	185.83

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH

--	--	--	--	--	--	--	--	--	--	--	--

8	EFP EFP	16	6	2
(96)				

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	54.600	65,296
FFL	First Floor	1,196	181.980	217,653
SFL	Second Floor	1,196	181.980	217,653
UAT	Upper Attic	299	72.790	21,765
EFP	Enclos Porch	192	40.700	7,815
Net Sketched Area:		4,079	Total:	530,182
Size Ad	Gross Are	4976	FinArea	2392

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1938	21.25	T	40	104			5,100			5,100